

ASHEVILLE CITY SCHOOLS – Capital Fund 2020-2021



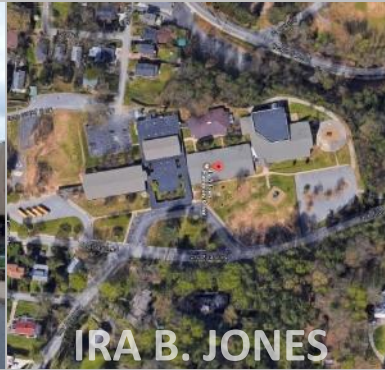
VANCE



PRIMARY



HALL FLETCHER



IRA B. JONES



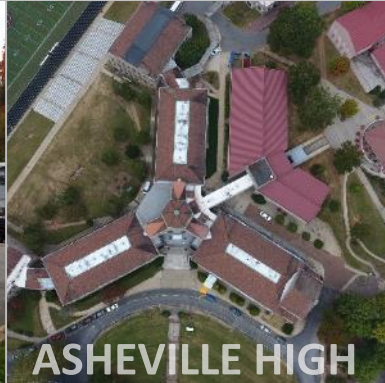
CLAXTON



MONTFORD/NS



CENTRAL OFFICE



ASHEVILLE HIGH

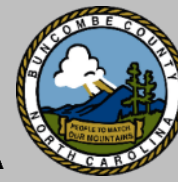


September 9, 2019



OVERVIEW

Process and Principles



Goals and Objectives

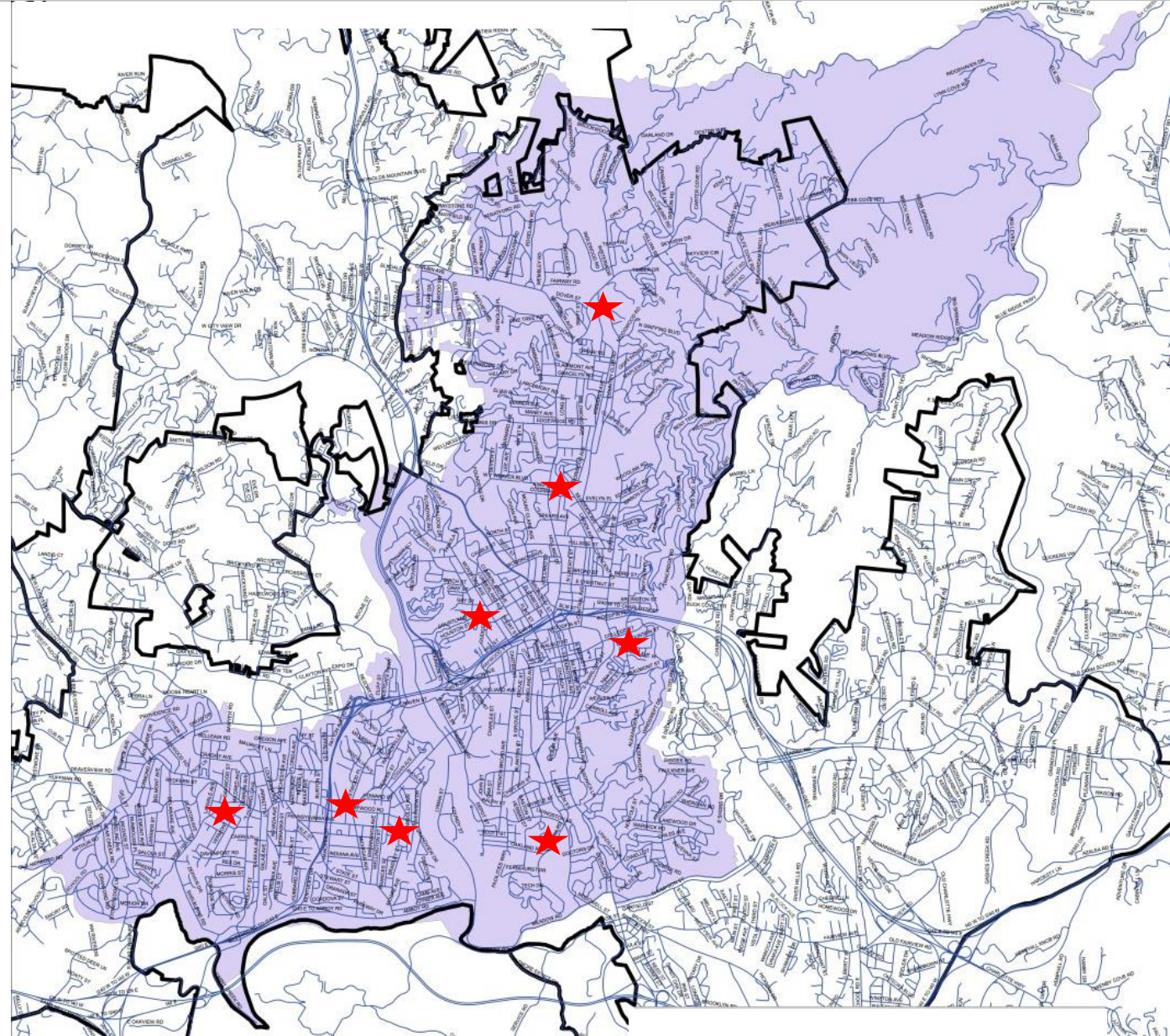
- Extend & Enhance Campus Service Life
- Improve the Learning Environment
- Minimize Operational Disturbance
- Maximize Budget Efficiency
- Provide Costs from Design through Construction

Facility Priorities

- New Construction to Replace Lost Facilities
- Building Shell Maintenance & Repair
- Address MEP + FP Systems Concerns
- Upgrade Life Safety Features
- Improve Accessibility

Process

- Discussions with Operations & Maintenance
- Campus Tours
- Scope Analysis and Pricing
- Capitalize on Recent Renovation Experience



OVERVIEW

Proposed Upcoming Projects – All Critical Needs



2020 – 2021: Asheville High School ★

- \$5,576,285.89
- New Classroom Replacement Building

2021 – 2022: Claxton & Montford ★

- \$2,092,626.58
- Retaining Wall Repairs (Claxton & Montford)
- Structural Safety Repairs (Claxton)
- Roof Replacement (Claxton)

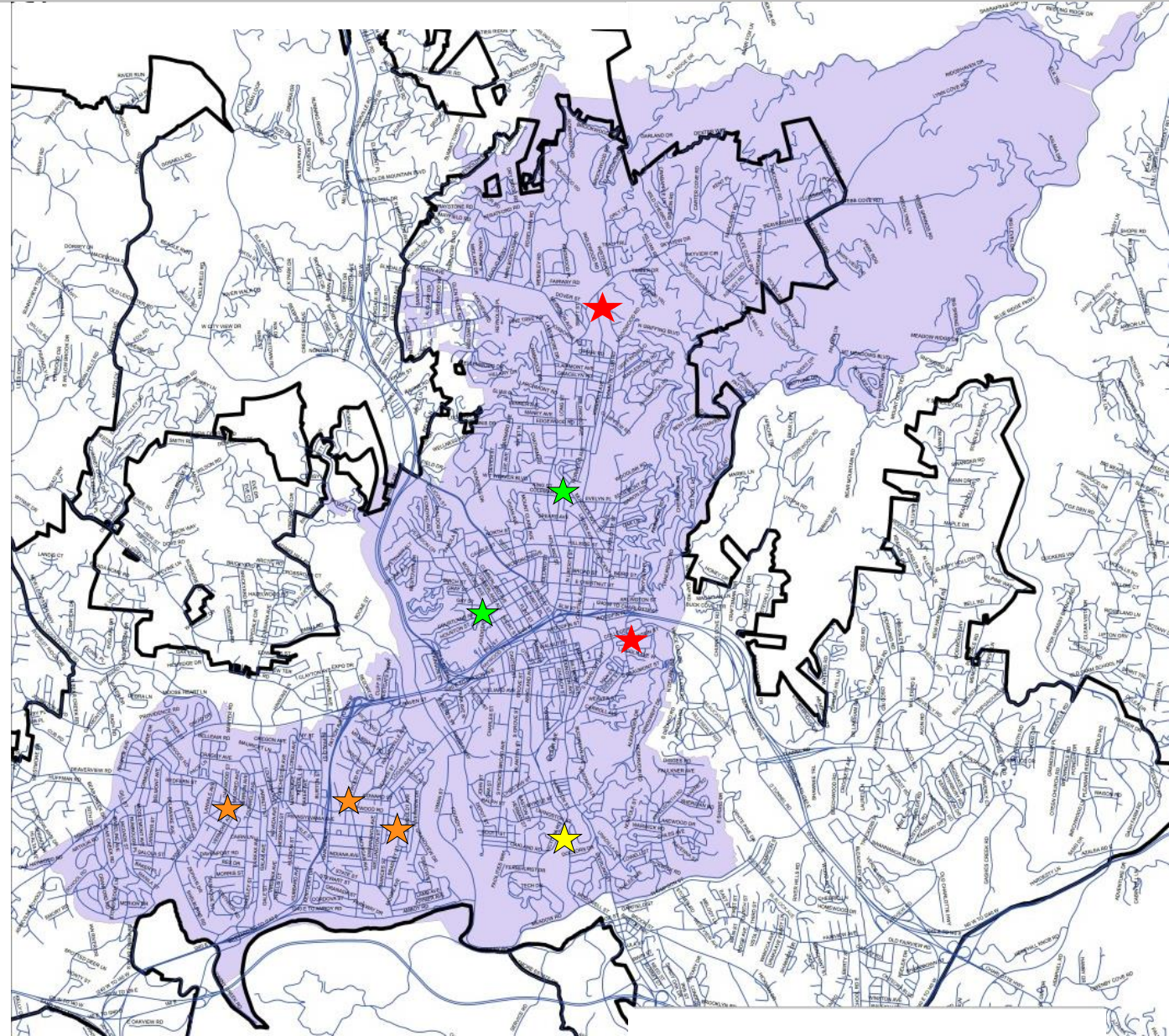
2022 – 2023: Asheville High School ★

- \$2,950,248.03
- Main Building Water & Sewer Replacement

2023 – 2024: Balance of Critical Needs ★

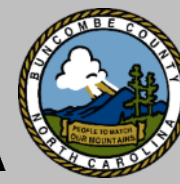
- \$6,019,242.99
- Hall Fletcher HVAC Replacement
- Vance HVAC Replacement, Abatement & Drainage
- Asheville Primary Utilities, Abatement & Repairs
- Central Office Envelope Remediation

**Escalation compounded at 5% annually for projects beyond FY 2020-21*



BREAKDOWN BY CAMPUS

Summary of All Critical & High Priority Needs



Campus/ Description	Units	Unit Cost	Escalation Contingency (Dec - 2020)		Const. Cost + Escalation	A/E Design	Precon Services	Project Cost
			CMAR Construction	Escalation Contingency	Const. Cost + Escalation	A/ E DESIGN	CMAR Precon	TOTAL
BREAKDOWN BY CAMPUS								
VANCE - CRITICAL								\$242,189.94
VANCE - HIGH PRIORITY								\$2,927,007.67
VANCE - TOTAL			\$ 2,529,287.80	\$ 379,393.17	\$ 2,908,680.97	\$ 232,694.48	\$27,822.17	\$3,169,197.61
PRIMARY SCHOOL - CRITICAL								\$201,791.89
PRIMARY SCHOOL - HIGH PRIORITY								\$5,479,650.75
PRIMARY SCHOOL - TOTAL			\$ 4,534,271.86	\$ 680,140.78	\$ 5,214,412.64	\$ 417,153.01	\$49,876.99	\$5,681,442.64
HALL FLETCHER - CRITICAL								\$3,644,225.20
HALL FLETCHER - HIGH PRIORITY								\$1,340,574.58
HALL FLETCHER - TOTAL			\$ 4,289,091.92	\$ 643,363.79	\$ 4,932,455.71	\$ 394,596.46	\$47,180.01	\$5,374,232.18
IRA B. JONES - CRITICAL								\$48,924.64
IRA B. JONES - HIGH PRIORITY								\$999,431.34
IRA B. JONES - TOTAL			\$ 836,676.76	\$ 125,501.51	\$ 962,178.27	\$ 76,974.26	\$9,203.44	\$1,048,355.98
CLAXTON - CRITICAL								\$660,988.57
CLAXTON - HIGH PRIORITY								\$833,245.00
CLAXTON - TOTAL			\$ 1,192,524.80	\$ 178,878.72	\$ 1,371,403.52	\$ 109,712.28	\$13,117.77	\$1,494,233.57
MONTFORD NORTH STAR - CRITICAL								\$705,489.12
MONTFORD NORTH STAR - HIGH PRIORITY								\$126,398.25
MONTFORD NORTH STAR - TOTAL			\$ 663,916.50	\$ 99,587.48	\$ 763,503.98	\$ 61,080.32	\$7,303.08	\$831,887.37
CENTRAL OFFICE - CRITICAL								\$444,458.15
CENTRAL OFFICE - HIGH PRIORITY								\$2,285,196.84
CENTRAL OFFICE - TOTAL			\$ 2,178,495.60	\$ 326,774.34	\$ 2,505,269.94	\$ 200,421.60	\$23,963.45	\$2,729,654.99
ASHEVILLE HIGH - CRITICAL								\$8,085,263.17
ASHEVILLE HIGH - HIGH PRIORITY								\$12,370,756.91
ASHEVILLE HIGH - TOTAL			\$ 16,311,830.79	\$ 2,446,774.62	\$ 18,758,605.41	\$ 1,517,984.53	\$179,430.14	\$20,456,020.08
PAVING - HIGH PRIORITY								\$1,291,200.27
PAVING - TOTAL			\$ 1,030,487.05	\$ 154,573.06	\$ 1,185,060.11	\$ 94,804.81	\$11,335.36	\$1,291,200.27
TOTAL			\$33,566,583.08	\$5,034,987.46	\$38,601,570.54	\$3,105,421.74	\$369,232.41	\$42,076,224.70

CAPITAL FUND 2020-2021

Asheville High Critical Needs Classroom Replacement Building



CAPITAL FUND 2020-2021

Asheville High Critical Needs Classroom Replacement Building

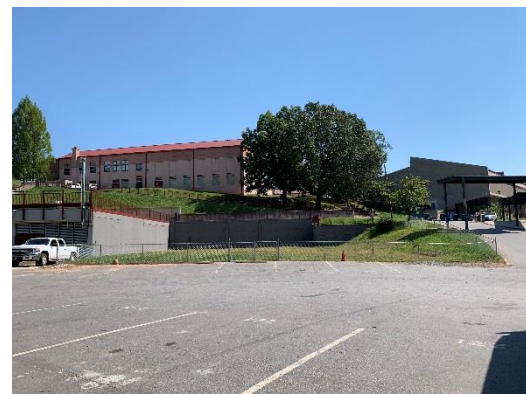


2017 AHS Building Demolition

- Structural Condemnation
- Loss of Curriculum Space
- Loss of Athletic & ROTC Facilities



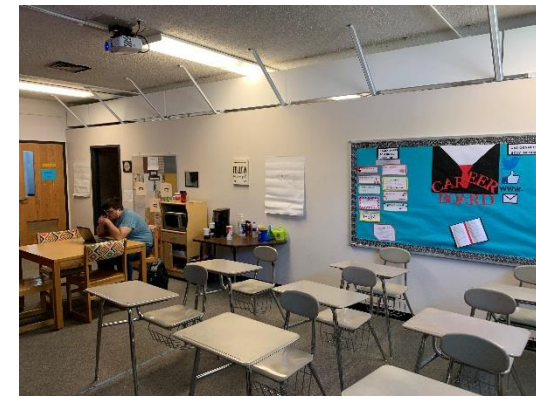
Site Before & After



Provisional Athletic Facilities



Temporary Curriculum Space



CAPITAL FUND 2020-2021

Asheville High Critical Needs Classroom Replacement Building



<i>Project</i>	<i>Scope of Work Description</i>	<i>Cost</i>
<i>AHS New Construction</i>	<i>New two-story, 12,670sf building to house classrooms and labs on the upper floor and athletic facilities on the lower floor. Will also include envelope improvements to the existing Varsity Gym Facility.</i>	<i><u>Total</u> <u>\$5,576,285.89</u></i>

CAPITAL FUND 2020-2021

Asheville High Critical Needs Classroom Replacement Building



CAPITAL FUND 2020-2021

Asheville High Critical Needs Classroom Replacement Building



CAPITAL FUND 2020-2021

Asheville High Critical Needs Classroom Replacement Building



Lower Floor



Upper Floor



CAPITAL FUND 2021-2022

Claxton and Montford Northstar Critical Needs



CAPITAL FUND 2021-2022

Claxton and Montford Northstar Critical Needs



<i>Project</i>	<i>Scope of Work Description</i>	<i>Cost</i>
<i>Claxton Retaining Wall</i>	<i>Structural Remediation for safety and stability along Merrimon Avenue.</i>	\$125,420.29
<i>Claxton Re-Roof</i>	<i>Re-Roofing to remediate venting issues to include new insulation and improved performance.</i>	\$1,156,555.09
<i>Claxton North Wall</i>	<i>Structural remediation for safety and stability at wall separating original building and Cafeteria addition.</i>	\$5,513.20
<i>Montford Retaining Wall</i>	<i>Structural Remediation for safety and to preserve functioning parking area.</i>	\$705,489.12
	Subtotal	\$1,992,977.70
	Escalation	\$99,648.88
	Total	<u>\$2,092,626.58</u>



CAPITAL FUND 2022-2023

Asheville High Critical Needs Main Building Water & Sewer



CAPITAL FUND 2022-2023

Asheville High Critical Needs Main Building Water & Sewer



<i>Project</i>	<i>Scope of Work Description</i>	<i>Cost</i>
<i>AHS Water & Sewer</i>	<i>Replace all water and sewer in the Main Building, \$80,000 allowance included for repairs to interior finishes.</i>	<i>\$2,480,940.00</i>
<i>AHS Site Infrastructure</i>	<i>Site work to include new service lines and repairs to sidewalks, asphalt and landscape.</i>	<i>\$195,021.93</i>
	Subtotal	\$2,675,961.93
	Escalation	\$274,286.10
	Total	<u>\$2,950,248.03</u>



CAPITAL FUND 2023-2024

Multiple ACS Schools Critical Needs



VANCE



PRIMARY



HALL FLETCHER



CENTRAL OFFICE



CAPITAL FUND 2023-2024

Multiple ACS Schools Critical Needs



<i>Project</i>	<i>Scope of Work Description</i>	<i>Cost</i>
<i>Hall Fletcher HVAC</i>	<i>Replace HVAC systems to include all pipe insulation and repairs to piping and infrastructure.</i>	<i>\$3,644,225.20</i>
<i>Vance HVAC & Envelope</i>	<i>HVAC repairs, service and abatement. Roof drainage remediation.</i>	<i>\$251,765.57</i>
<i>Asheville Primary Utilities & Envelope</i>	<i>Envelope Repairs. Replace hot water system, sewer and electric and water service lines and infrastructure, abatement.</i>	<i>\$859,199.49</i>
<i>Central Office</i>	<i>Envelope Repairs including Waterproofing, Roof Drainage and Stone Repairs</i>	<i>444,458.15</i>

Subtotal	\$5,199,648.41
Escalation	\$819,594.58
Total	<u>\$6,019,242.99</u>



Thank You

